

NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing on April 13, 2023 at 6:00 p.m. in the Wasatch County Council Chambers, located at 25 North Main Street, Heber City, to consider the below listed items; and the WASATCH AGRICULTURE PROTECTION AREA ADVISORY BOARD will hold a Public Hearing on April 12, 2023 at 9:00 a.m. at the Central Utah Water Conservancy District office located at 626 E 1200 S, Heber City, to hear items 6 – 8 below, proposals for the creation of agriculture protection areas; and that the WASATCH COUNTY COUNCIL will hold a Public Hearing on April 19, 2023 at 6:00 p.m. in the Wasatch County Council Chambers to consider the below listed items advanced to the County Council by the Planning Commission and the Agriculture Protection Area Advisory Board*.

NOTE: Both the Planning Commission and County Council meetings will be held in person as well as online via Zoom.

For Online meeting participation for the Planning Commission meeting, please click on the following link (comments can be made during the public comment portion of the meeting once recognized by the host):

<https://us02web.zoom.us/j/81928699151?pwd=M203WEk5ZmdnVzJRRnJPeTZuZlFvZz09>.

Public comments and questions for the Planning Commission meeting can also be made via email prior to April 12th at 5:00 p.m. Emails should be sent to PlanningCommission@wasatch.utah.gov. For questions regarding connecting to the webinar please call the Planning Department at 435-657-3205.

*Details for Online meeting participation for the County Council meeting can be found on the agenda for that meeting.

Both the Planning Commission and County Council meetings will also be available for viewing live (*with a 40 second delay*) and afterwards from the Wasatch County Website: <https://docs.wasatch.utah.gov/OnBaseAgendaOnline/>.

WASATCH COUNTY PLANNING COMMISSION - AGENDA

Thursday, April 13, 2023, 6:00 PM

Wasatch County Administration Building, 25 N Main St, Heber City, UT 84032

WORK MEETING 5:30 PM:

This work meeting is for discussion purposes only. The public is welcome to attend, however formal presentation of items, public comment and actions will be reserved for the public hearing at 6:00 p.m.

WELCOME:

BUSINESS:

Items

1. Prayer/Remarks
2. Pledge of Allegiance
3. Approval of Minutes from the March 9, 2023 Meeting

REGULAR MEETING: Order of agenda items subject to change without notice

Consent Agenda All matters listed here are considered routine by the Planning Commission and will be enacted by one motion with no separate discussion of the items unless any member of the Commission, after a public comment period, requests the item be moved to the public hearing agenda for discussion.

- 1 Russell Skuse, representing Private Capital Diversified Fund, requests a 90 day extension under the provisions of WCC §16.01.16 to the Final Plat approval of Benloch Ranch Phase 3 (DEV-4466) which was granted by the Planning Commission on March 10, 2022. If approved, the new expiration date of the approval will be June 8, 2023. (DEV-7635; Doug Smith)
- 2 Joshua Call, representing Denise Darder, requests a Minor Plat Amendment to Tuhaye Twin Peaks Phase A in order to vacate an access easement shown on lot 14 for the benefit of lot 13 located at 2720 E Shadow Ridge Circle in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-7567; Austin Corry)

Regular Agenda All Matters listed on the regular agenda will be presented and heard individually by the Planning Commission.

- 3 Brad Gerrard, representing ULA LLC, requests a Conditional Use Permit for Cascade Academy, a proposal to convert a single family residential home to an eight bed residential facility for persons with disabilities, located at 1374 Red Filly Road in the Residential Agriculture 1 (RA-1) zone. (DEV-6850; Nathan Rosvall)
- 4 Brian Balls, representing Classic Jack Construction LLC, requests a Minor Plat Amendment to Mill Acres in order to increase the size of lot 3 from 5.7 acres to 9.6 acres by adding a portion of land used for the density calculations for a proposed Mill Creek Meadows residential subdivision adjacent to Mill Acres lot 3 located at 1250 Hidden Creek Road in Section 9, Township 4 South, Range 5 East in the Residential Agriculture 1-acre (RA-1) zone. (DEV-4582; Austin Corry)
- 5 Brian Balls, representing Classic Jack Construction, requests Large Scale Final Subdivision approval for Mill Creek Meadows, a proposed residential subdivision consisting of 13 lots on 13 acres and 3.85 acres of additional property being deeded to an adjacent Mill Acres lot 3 located at approximately 2020 S 1200 E in Section 9, Township 4 South, Range 5 East in the Residential Agriculture 1 (RA-1) zone. (DEV-4291; Austin Corry)
- 6 Laren Gertsch requests the creation of an Agricultural Protection Area of 209.11 acres encompassing parcels 07-6427 (5.73ac), 07-6468 (5.26ac), 07-6435 (6.86ac), 07-6443 (16ac), 07-6484 (10.47ac), 07-6542 (29.37ac), 08-0072 (11.14ac), 08-0056 (16.4ac), 07-6245 (10.5ac), 07-9611 (21.81ac), 07-9553 (10.26ac), 07-9538 (31.2ac), 07-9637 (13.22ac), 00-5889 (2.14ac), 08-0270 (1.04ac) and 07-9520 (17.71ac) all located in the North Fields area in the Agriculture 20 (A-20) zone. *If forwarded, the recommendations by the Planning Commission and the Agriculture Protection Area Advisory Board on this item will be considered by the County Council as the Legislative Body, at a Public Hearing on April 19, 2023. (AGPRO-7612; Nathan Rosvall)
- 7 Daniel and Trudy Simmons request the creation of an Agricultural Protection Area of 148.56 acres encompassing parcels 07-7649 (36.41ac), 20-3321 (23.26ac), 20-3320 (35.09ac), 07-8217 (6.74ac), 21-0104 (15.98ac), 07-8134 (3.98ac), 15-4711 (2.44ac), 07-8191 (11.4ac) and 07-8233 (13.26ac) all generally located near 3455 N Highway 40 in the Agriculture 20 (A-20) zone. *If forwarded, the recommendations by the Planning Commission and the Agriculture Protection Area Advisory Board on this item will be considered by the County Council as the Legislative Body, at a Public Hearing on April 19, 2023. (AGPRO-7649; Nathan Rosvall)
- 8 Triple V Ranch, LLC request the creation of an Agricultural Protection Area of 15 acres encompassing parcel 07-4416 located in the North Fields area at 1465 North 1750 West in the Agriculture 20 (A-20) zone. *If forwarded, the recommendations by the Planning Commission and the Agriculture Protection Area Advisory Board on this item will be considered by the County Council as the Legislative Body, at a Public Hearing on April 19, 2023. (AGPRO-7644; Nathan Rosvall)
- 9 Cort Lockwood, representing Trevor Milton, requests a Text Amendment to Wasatch County Code §16.05.02 in order to add private helipads as a permitted accessory use in the Preservation (P-160) zone. *If forwarded, the recommendation by the Planning Commission on this item will be considered by the County Council as the Legislative Body, at a Public Hearing on April 19, 2023. (DEV-7623; Austin Corry)

9:30 PM APPROVAL OF MOTIONS:

COMMISSION / DIRECTOR COMMENTS:

ADJOURNMENT:

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COUNTY PLANNING COMMISSION MEETINGS.

*County Council Public Hearings will be held at 6:00 pm in the County Council Chambers located at 25 N Main Street, Heber City Utah on the date specified.

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Wasatch County Planning Department prior to the meeting. Please contact the Wasatch County Planning Department at 435-657-3205.